PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-540085.0000 RES
K54 2026

sale

2023 SHERMAN FREDERICK L &		2021-07-16
2024 SHERMAN FREDERICK L &		2021-07-16
2025 SHERMAN FREDERICK L &		2021-07-16
2026 SHERMAN FREDERICK L & R		2021-07-16 LEOFFERTS 10
454 E NORTH ST		1SD
		$0
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

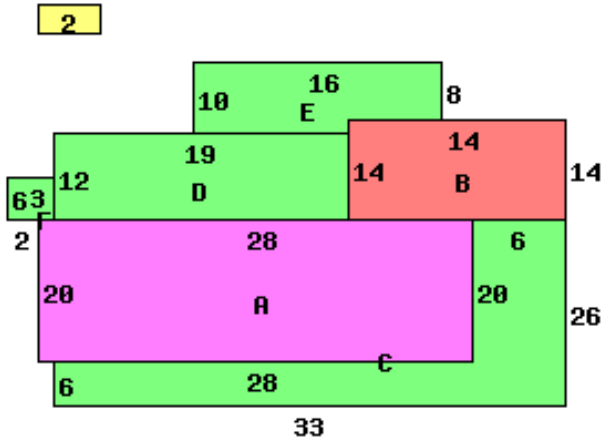
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7940	7940	7940	7940		7940	9140	9130
Bldg100%	60200	60200	60200	60200		60200	82890	82880
Totl100%	68140t	68140t	68140t	68140t		68140t	92030t	92010t
Cauv100%								
Tax Value:								
Land 35%	2780	2780	2780	2780		2780	3200	3200
Bldg 35%	21070	21070	21070	21070		21070	29010	29010
Totl 35%	23850t	23850t	23850t	23850t		23850t	32210t	32200t
Hmstd35%	23620	23620	23620	23620		23620	31980	
Owner Oc	20.90	20.88	20.82	20.82	20.82	hmstd 2780 l	20840 b	
Hmstd RB								
Net Tax	959.74	1016.54	1009.74	1009.74	1009.74			
Sp-Asmnt	20.88	29.70	29.70	29.70				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		560		a	*MAIN
1 B	F	A		196		b	ADDTN
	OFP	P		318	9540	c	PORCH
	EFP	P		228	9120	d	PORCH
	WDD	P		148	2220	e	PORCH
	DK	P		18	270	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
309	1	2021-07-16	SHERMAN FREDERICK L & RUT	1SD *	0	5940	46570

Year	Land	Bldg	Total	Net Tax
2022	2080	16300	18380	840.98
2021	2080	16300	18380	844.10

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



454 E NORTH ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	756	92380
	Full Upper	FRAME	560	46110
	Basement		98	2400
	Subtotal			140890
Metal	Roof	HIP		

B 1 2 U A

Plaster/Drywall	P P	Extra Features	21150
Unfinished Wall	X	Total Value	162040
Floor/Hardwood	X X		
Floor/Carpet	X	PUB SIDEWALK	
Number of Rooms	1 3 3		
Bedrooms	3	Neighborhood:	
		Code:	3630
Central Heat	A	Dwl/Gar/NC%	1.4500
GRAV AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1316		C	OLD/FR	162040	.65		82240
2	Shed	F 0	12X16	192		D	1990AV	1840	.65		640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.0000	54.00	165	105	161	169	9130	9130

Call Back: Sign: PSN Date: 2015-12-02 Lister:

36-540085.0000-v082020R